

**M E M O R A N D U M**  
**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**PLANNING SERVICES DIVISION**  
County of Placer

TO: Board of Supervisors  
DATE: May 3, 2016

FROM: Michael Johnson, AICP  
Agency Director

BY: Michele Kingsbury, Principal Management Analyst

SUBJECT: Placer Ranch Specific Plan Work Program

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**ACTION REQUESTED**

Receive a status update on the work program to include the Placer Ranch Specific Plan into the Sunset Industrial Area Plan Update process.

**BACKGROUND**

The 2,213-acre Placer Ranch is within the boundaries of the Sunset Area Plan, located west of Highway 65 between the cities of Lincoln, Rocklin and Roseville. The cornerstone of the proposed development is the inclusion of a satellite campus of the Sacramento, California State University. The proposed campus would be centered on 300 acres and would support up to 25,000 CSU students, 5,000 Sierra College students, and an additional 5,000 faculty and staff members. The campus development would include 3 million square feet of academic and administrative space, student and faculty housing, a student center, parking structures, library, gymnasium, recreation facilities, and a performing arts center.

The Placer Ranch Specific Plan comprises over one-quarter of the land area of the larger Sunset Area Plan. The Placer Ranch Specific Plan also includes a mix of low-, medium- and high – density units totaling 5,837 residential units (excluding any on-campus residential units supporting the university population). In addition, the Specific Plan plans for nearly 7 million square feet of non-residential uses adjacent to the existing industrial areas and landfill.

On April 5, 2016, the Board directed staff to move forward on the inclusion of the Placer Ranch project into the Sunset Area Plan Update. The Board also directed staff to return on May 3, 2016 with a project update. Since that time, staff has proceeded forward to implement these actions to include the Placer Ranch Specific Plan into the Sunset Industrial Area Plan Update process. Staff has also been meeting with various consultants to determine what additional information may be needed to complete planning and project – level environmental review documents for the Placer Ranch project. Staff has received budgets, schedules and scopes of work to complete / update technical studies, specific plan documents (including design guidelines and development standards) needed to initiate and complete an Environmental Impact Report for the project.

Staff is moving forward to refine the scopes of work and draft contract documents for the Board's consideration. In addition, staff is working with the property owner to formulate an agreement providing for indemnification clauses, rights of entry and triggers for dedication of Phase I of the Placer Parkway project. Staff anticipates returning to the Board on May 17, 2016, with formal contract documents for consideration, subject to County Counsel and Risk Management approval.

**CONCLUSION**

No formal action by the Board is required at this time. Staff will return to the Board to request direction as warranted to enter into contract documents to complete technical studies, specific plan documents and initiate the environmental review process.

